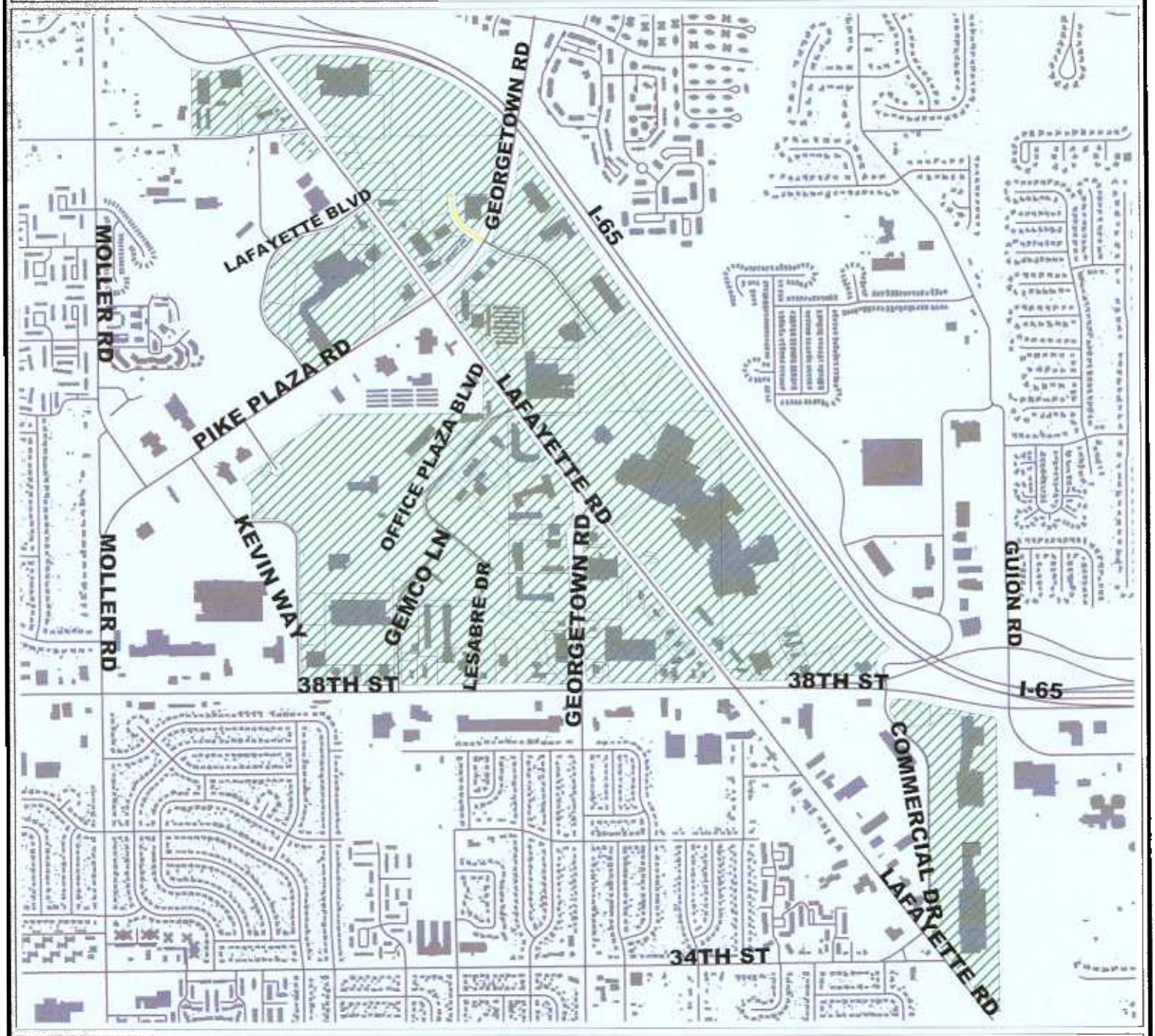
Exhibit A

# CRED Boundaries

## City of Indianapolis




500 0 500 Feet

Cred-bound-rev.shp
Buildings
Street Centerlines-Built

September 26, 2007

Produced By: sjs

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantibility.

IndyGIS
Indianapolis/Marion County

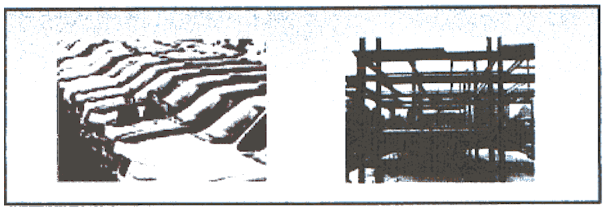
# Lafayette Square Area

## Community Revitalization & Enhancement District (CRED)

The CRED, established under Indiana law, helps promote economic development in the area by giving back a portion of sales and income taxes collected during the year. Businesses in the area are eligible for a state tax credit equal to 25% of the qualified business investment to redevelop or rehabilitate vacant and/or underutilized property located within the CRED boundaries.

**The goals of CRED are to:**

- ★ promote the economic vitality of the area;
- ★ provide the necessary utility infrastructure to meet existing and future demands;
- ★ establish a land-use pattern that reflects the area as a community of diversified interests and activities while promoting compability and harmonious land-use relationships;
- ★ encourage the reuse of properties that no longer function at their highest potential economic use.



# Board of Directors

**President**
Mary Clark, Vice President, Branch Manager, National City Bank

**Vice President**
Judy Donner, Executive Director, Westview Medical Foundation

**Treasurer**
Bob Snelling, Regional Director, Financial & Management Systems, Inc.

**Secretary**
Joyce Sutton, Resident, Business Outreach Coordinator, Taste of Pike

**Land Use Committee Chair**
Cynthia Bowen, AICP, Senior Planner, HNTB Corporation

**Fundraising Committee Chair**
Gary Pedigo, President, Pedigo Chevrolet

**Website Committee Chair**
Marcia Ross, President, CSSI

**Marketing Committee Chair**
Suzanne Harrington, Marketing Director, Lafayette Square Mall

**Membership Committee Chair**
Emily Biehn, Assistant Vice President, Small Business Banking, National City Bank

**At-Large Member**
David Johnson, Portfolio Vice President, Simon Property Group

***Questions?***
Email: info@lafayettesquareareacoalition.org

Or write us:

c/o National City Bank
3711 Georgetown Road
Indianapolis, IN 46224

Lafayette Square District
*a world of difference...*

# Gateway to Indianapolis' Cultural Corridor

Exhibit B

# Revitalizing

## the Lafayette Square District

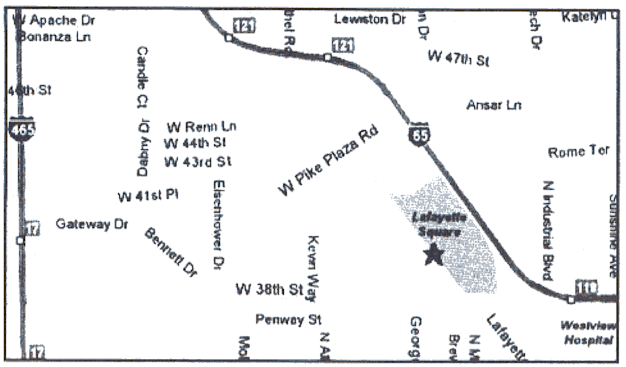

The Lafayette Square area has a proud tradition. In 1968 Lafayette Square Mall was built, anchoring the area and leading to the development of new retail centers along West 38th Street and Lafayette Road.


Today the area is a gateway to the west side of Indianapolis. Businesses large and small fill the corridor. The area boasts an ethnic flavor with restaurants and groceries reflecting the cultures of Mexico, South America, Africa, China, Japan and many other exotic locations.

# Lafayette Square Area Coalition...

was formed by a group of area business leaders in July 2005 to strengthen and grow the area. The goals are to:

- ★ introduce new business to the area and encourage rehabilitation of existing structures
- ★ beautify the area through clean up efforts and visually attractive improvements.
- ★ establish the Lafayette Square district as an economically vital business district.
- ★ celebrate the multi-cultural aspect of the community by reflecting the diversified interests and activities of various ethnic groups
- ★ promote harmony among proprietors, patrons and area neighborhoods.
- ★ increase membership and involvement in the Coalition through advertising, special events, and neighborhood awareness.
- ★ monitor the use and allotment of funds generated through CRED to ensure future enhancement and growth in the area.




# Benefits of Membership

- ★ Your business name and web link on the Coalition website
- ★ One vote on issues pertaining to Coalition business
- ★ Networking with other area businesses
- ★ The opportunity to influence your neighborhood's future

Name: _____

Company / Organization: _____

_____

Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

Email: _____

☐ $75 Business Membership

☐ $25 Not-for-Profit / Individual Membership

**Return this form with your check payable to:**

Lafayette Square Area Coalition
c/o National City Bank
3711 Georgetown Road
Indianapolis, IN 46224

Exhibit C

SESCO
Air. Earth. Everything In Between.

April 26, 2007

Mr. Jon Shope, Managing Member
Greystoke 5902, LLC
5902 East 34th Street
Indianapolis, Indiana 46218

**RE: Initial Remedial Plan**
**Former Bowes Seal Fast**
**5902 East 34th Street**
**Indianapolis, Indiana**
**IDEM LUST Incident #198909101**

Dear Mr. Shope:

Based upon data collected at the site to date, SESCO has determined that a logical approach for remediation at the former Bowes facility would involve a combined approach utilizing chemical oxidation within the known area of greatest impacts to attack the source, and enhanced bio-remediation within outlying areas at the western property boundary to prevent future contaminant migration off-site. This approach is contingent upon geo-chemistry data at the site showing compatibility with these two remedial methods.

Chemical oxidation involves injecting one or more oxidants into the affected media to break down the organic compounds (in this case chlorinated solvents and benzene) to carbon dioxide and water. The oxidant(s) are injected into the subsurface via injection wells and an engineered, in-situ injection system.

Enhanced bio-remediation involves injecting an electron donor or acceptor into the subsurface media. Naturally occurring bacteria in the subsurface create hydrogen and produce anaerobic conditions within the subsurface aquifer when they metabolize the injected material and facilitate a process known as reductive dechlorination. The indigenous microorganisms capable of reductive dechlorination use the hydrogen to progressively remove chlorine atoms from chlorinated hydrocarbon contaminants. In some cases, if the microbial community is not in abundance suitable for reductive dechlorination, then the subsurface can be inoculated via introduction of an enriched bacteria Inoculum, which contains the proper type of microbial bacteria.

Prior to design and implementation of full scale injection systems for both enhanced bio-remediation activities within the western portion of the property and chemical oxidation activities within the source area, it is imperative that smaller scale pilot tests are conducted on limited areas for both remedial technologies for evaluation of applicability, volume, and frequency of injection rates.

An outline of projected activities and estimated start times is as follows:

June 2007

Collect groundwater samples to be analyzed and evaluated for bio-chemistry and geo-chemistry to determine suitability for enhanced bio-remediation within outlying areas at the western property boundary and chemical oxidation within the area of highest levels of impact, or what is believed to be the "source area".

July 2007

If geo-chemistry data indicates applicability, design enhanced bio-remediation pilot test within area at western property boundary via bacteria inoculation and electron donor injection to prevent continuing migration of contaminants off-site. Also design pilot test for continuous chemical oxidation injection of a limited area of the "source area", to address the source.

September 2007

Install and perform enhanced bio-remediation pilot test at western property boundary and chemical oxidation pilot test within a limited portion of the source area.

October 2007 – January 2008

Collect and evaluate data of pilot test areas to determine effectiveness and design of future bio-enhancement and chemical oxidation injections.

February 2008

If pilot tests are successful, design full scale bio-enhanced remediation injections within western portion of property and full scale chemical oxidation injections within source area.

May 2008

Install and perform full scale, in-situ chemical oxidation injections within the source area and enhanced bio-remediation injections at western portion of property.

July 2008 – January 2009

Collect and evaluate groundwater data to monitor contaminant levels and need to increase or decrease injection volume and/or frequency of injections.

May 2009

Re-injection of electron donor and/or bacteria inoculants at western property boundary. Continued chemical oxidation injection.

Post May 2009

Continued evaluation of data for determination of frequency and/or volume of additional injections as necessary to remediate subsurface impacts to applicable IDEM standards.

Exhibit D

## Section 3 Insert:

### AMOUNT OF DELINQUENT TAX LIABILITY

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|
| **Assess-ment Year** | Payment Year | **Amount of Delinquent Property Taxes** | **Amount of Penalties** | **Amount of Interest** | **Costs** | Amount of Special Assessments | **Total (3+4+5+6+7)** | Requested Amount of Waiver or Reduction |
| 2000 and prior | 2001 and prior | Detail not available | Detail not available | | | Detail not available | 61,812.97 | 61,812.97 |
| | | | | | | | | |
| 2001 | 2002 | 53,640.66 | 42,915.12 | | | 3098.39 | 99,654.17 | 99,654.17 |
| | | | | | | | | |
| 2002 | 2003 | 64,856.86 | 38,915.16 | | | 2256.00 | 106,028.02 | 106,028.02 |
| | | | | | | | | |
| 2003 | 2004 | 30,771.64 | 12,308.64 | | | 987.00 | 44,067.28 | 44,067.28 |
| | | | | | | | | |
| 2004 | 2005 | 30,129.34 | 6,025.87 | | | 1692.00 | 37,847.21 | 37,847.21 |
| | | | | | | | | |
| 2005 | 2006 | 31,779.84 | 1,588.83 | | | 2664.90 | 36,033.57 | 36,033.57 |
| | | | | | | | | |
| | | | | | | TOTALS | $385,443.22 | $385,443.22 |

IC 6-1.1-45.5 Chapter 45.5 Brownfields Tax Reduction or Waiver

Exhibit E

Petitioner may request letter by directing inquiry to:

Indiana Brownfields Program
100 N. Senate Ave., # 1275
Indianapolis, IN 46204

**Step I:** Petitioner files petition by filing **County Form 137BR** (State Form 52584) with the County Auditor

Petitioner must outline a plan for addressing any contaminants on the brownfield; the intended reuse of the brownfield; and the date by which the cleanup and reuse plan will be completed.

Petition must include a letter from Indiana Brownfields Program confirming that subject site is indeed a Brownfield.

Fee established by the County Auditor must accompany Petition – this shall offset costs for title search and processing

**Step II: County Auditor Receives and Acts on Petition –**
A) Determines completeness of application
B) If complete, County Auditor forwards a copy of Petition to:
1) Assessor of township in which subject brownfield is located
2) Owner, if different from Petitioner
3) All persons with substantial property interest of public record for the brownfield
4) the "Board" - County Property Tax Assessment Board of Appeals
5) the "Fiscal Body" - City, Town, or County if brownfield is not located in a City or Town.
6) the IDEM – Indiana Brownfields Program
7) the "Department" - The Department of Local Government Finance

**Step III(a):** County Property Tax Assessment Board of Appeals ("Board") Provides Public Notice of Hearing by mail to:
A) Petitioner
B) the owner, if different from Petitioner
C) all persons with substantial property interest of public record for the brownfield
D) Assessor of township in which subject brownfield is located

Then County Property Tax Assessment Board of Appeals ("Board") holds a hearing and issues notice of its recommendation to Fiscal Body & the Department of Local Government Finance.

**Step III (b): Review and Action by the Fiscal Body (City, Town, or County) -**
A) Publishes notice of consideration of Petition under IC 5-3-1
B) Determines recommendation to Department of Local Government Finance at regularly scheduled meeting

**Step V: Review & Action by the Department of Local Government Finance**
1) Review Petition submitted to County Property Tax Assessment Board of Appeals, and
2) Review Notice received from Fiscal Body (City, Town, or County)
3) Give notice of determination by mail and right to seek appeal

**Step IV(b):** Fiscal Body Forwards written notice of its recommendation to the Department of Local Government Finance

**Step V(b): County Auditor**
1) Petitioner must provide County Auditor reasonable proof of ownership of the brownfield from 30 days to 120 days after notice of determination from Department of Local Government Finance (if Petitioner is not appealing this determination)
2) County Auditor shall remove or reduce the delinquent tax liability on the tax duplicate within 30 days of receipt of proof of ownership.
3) County Auditor shall make a determination that Petitioner completed the cleanup and reuse plan by the date listed by Petitioner in Petition on County Form 137BR.

Note: County Auditor may not reduce or remove delinquent tax liability if Petitioner fails to provide proof of brownfield ownership in prescribed timeframe.

County Auditor shall determine if Petitioner successfully completed the cleanup and reuse plan by the date supplied by Petitioner in application. If County Auditor determines plan is complete, then tax reduction or waiver becomes permanent. If County Auditor determines plan incomplete, County Auditor shall restore to the tax duplicate previously removed delinquent taxes along with interest.